185.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	896,000	/	896,000
USE VALUE:	896,000	/	896,000
ASSESSED:	896,000	/	896,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
276		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BONO NICHOLAS B/KATHLEEN F
Owner 2:	
Owner 3:	
Street 1:	276 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CURTIS BRIAN J & CAROLYN M -
Owner 2:	-
Street 1:	276 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Wood Shingle Exterior and 1880 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6830.000	458,000	600	437,400	896,000
Total Card	0.157	458,000	600	437,400	896,000
Total Parcel	0.157	458,000	600	437,400	896,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.60 | /Parcel: 476.60

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	124412
GIS Ref	
GIS Ref	
Insp Date	08/11/18

!14370!

PREVIOUS ASSESSMENT

Parcel ID 185.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	458,000	600	6,830.	437,400	896,000		Year end	12/23/2021
2021	101	FV	444,600	600	6,830.	437,400	882,600		Year End Roll	12/10/2020
2020	101	FV	444,600	600	6,830.	437,400	882,600	882,600	Year End Roll	12/18/2019
2019	101	FV	333,400	600	6,830.	437,400	771,400	771,400	Year End Roll	1/3/2019
2018	101	FV	333,400	0	6,830.	368,700	702,100	702,100	Year End Roll	12/20/2017
2017	101	FV	333,400	0	6,830.	337,400	670,800	670,800	Year End Roll	1/3/2017
2016	101	FV	333,400	0	6,830.	287,500	620,900	620,900	Year End	1/4/2016
2015	101	FV	320,200	0	6,830.	250,000	570,200	570,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:52:28

LAST REV

Date	Time
11/10/21	10:52:42

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14370

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CURTIS BRIAN J	1287-84		7/8/2004		537,000	No	No		
	1030-176		5/1/1987		240,000	No	No		Y

USER DEFINED

Prior Id # 1:	124412
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2021	1319	Wood Dec	35,000	C				
4/7/2010	273	Redo Bat	20,000	C				HBTH & INTERIOR RE
3/29/2005	193	New Wind	24,028	C				19 REPL WNDWS & 2
4/29/1998	237	Redo Bat	15,200	C				REMODEL TWO BATHS
5/21/1993	192		1,800	C				WDK 10X16

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
7/21/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	355	PATRIOT
10/19/2005	Fieldrev-Chg	BR	B Rossignol
10/30/2004	MLS	MM	Mary M
1/13/2000	Mailer Sent		
1/5/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6830		Sq. Ft.	Site		0	70.	0.91	7									437,428						437,400	

Total AC/HA:	0.15680	Total SF/SM:	6830	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,428	Spl Credit		Total:	437,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6 %

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20851064
Const Adj.:	0.99989998
Adj $ / SQ:	157.091
Other Features:	113410
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	480073
Depreciation:	22083
Depreciated Total:	457990

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 5			Baths: 1				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1998
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	M
Totals			
1	8	5	

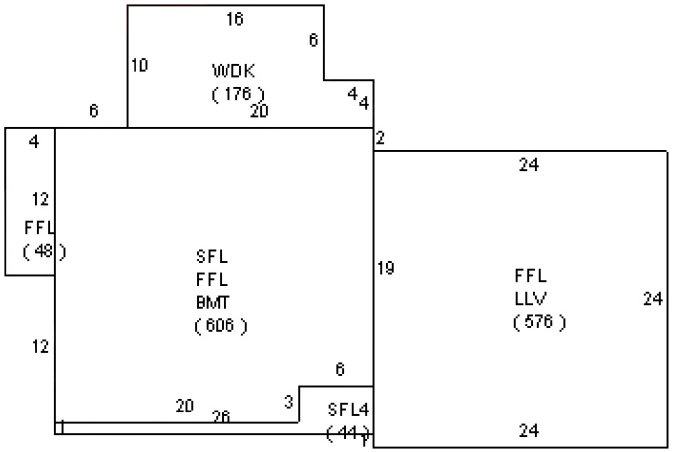
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.09
Special Features:	0	Val/Su Net:	141.45
Final Total:	458000	Val/Su SzAd	243.62

SKETCH



Sum Area By Label :
FFL = 1230
SFL = 650
BMT = 606
LLV = 576
WDK = 176

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,230	157.090	193,222
SFL	Second Floor	650	157.090	102,109
BMT	Basement	606	47.130	28,559
LLV	Lower Level	576	70.690	40,718
WDK	Deck	176	11.680	2,056

Net Sketched Area:		3,238	Total:		366,664
Size Ad	1880	Gross Area	3238	FinArea	1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X14	A	AV	2014	5.60	T	5	101			600			600

More: N	Total Yard Items:	600	Total Special Featues:		Total: 600

PARCEL ID

185.0-0004-0002.0